

Extract for Planned Development

Journal of the Proceedings of the City Council of the City of Chicago, Illinois

Portions of this document are taken directly from The City of Chicago's Office of the City Clerk, City Council's Journal of the Proceedings.

Related documentation pertaining to this Planned Development may also be included.



November 2, 1998

City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Christopher R. Hill
Commissioner

121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)

<http://www.ci.chi.il.us>

Mr. James R. Jack
James R. Jack & Associates
4016 W. Belle Plaine Avenue
Chicago, Illinois 60641

Re: Request for a minor change to
Residential Planned Development No. 537, As
Amended

Proposal: The substitution and construction of one
(1) single-family residential building. (Lot 59)

Location: 2927 N. Honore

Dear Mr. Jack:

Please be advised that your request on behalf of the Applicant for a minor change to Residential Planned Development No. 527, as amended, has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement No. 12 of the Planned Development.

In your letter, you requested that the minimum required side yard setback from the property line to the south be reduced from three (3) feet to one (1) foot for a portion of the proposed single-family home measuring a distance of 21.25 feet. Specifically, this encroachment into the required side yard is measured from the exterior wall of the attached two-car garage and is the result of a larger building proposed for this lot than was originally approved. Please note that this setback encroachment does not extend above the ground level, and that the minimum distance from the single-family house to the south would be four (4) feet.

With regard to your request, the Department of Planning and Development has determined that this revision to the Planned Development would constitute a minor change pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement No. 12 of the Planned Development with a finding that this modification will not change the residential character of this development nor have any adverse impact on the surrounding area.



Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Planned Development No. 537, as amended, I hereby approve the foregoing minor change, but no other changes to Residential Planned Development No. 537.

Sincerely,

A handwritten signature in black ink, appearing to read "CHRISTOPHER HILL", written over a circular stamp.

Christopher R. Hill
Commissioner

Originated by:

Christine Slattery
Deputy Commissioner

cc: Philip Levin
Michael A. Marmo
Paul Woznicki

*Reclassification Of Area Shown On Map Number 4-E.
(Application Number 11869)*

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the City Zoning Ordinance be amended by changing all the C3-5 Commercial-Manufacturing District symbols and indications as shown on Map Number 4-E in the area bounded by:

a point being a line 414.9 feet north of and parallel to the north line of East 16th Street; the west line of the public alley next east of and parallel to the east line of South Michigan Avenue; a line 187.81 feet north of and parallel to the north line of East 16th Street; and the east line of South Michigan Avenue to the point of beginning,

to those of a B4-4 Restricted Service District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

*Reclassification Of Area Shown On Map Number 7-H.
(As Amended)*

(Application Number 11920) RPD 537 As Amended

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the Residential Planned Development Number 536, Residential Planned Development Number 537 and M1-2 Restricted Manufacturing District symbols and indications as shown on Map Number 7-H in the area bounded by:

the centerline of West Oakdale Avenue extended where no street exists; a line from a point 40.0 feet east of North Honore Street and the centerline of West Oakdale Avenue extended where no street exists connected by a convex arc with an arc of 31.30 feet, chord of 28.2 feet and radius of 20.0 feet, beginning at a point 40.0 feet east of North Honore Street and the centerline of West Oakdale Avenue extended to a point 60.0 feet east of North Honore Street and 26.0 feet north of the southerly right-of-way line of West Oakdale Avenue; a line from a point 60.0 feet east of North Honore Street and 26.0 feet north of the southerly right-of-

3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal title holder. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by the Applicant for this Planned Development or any homeowners association which is formed to succeed the Applicant.
4. This Plan of Development consists of thirteen (13) Statements; Bulk Regulations and Data Table; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; an Existing Zoning Map; a Site Plan, a Landscape Plan and Building Elevations dated October 29, 1996. Full size sets of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated herein and these and no other controls shall apply. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.
5. The permitted uses in the Planned Development are single-family residences; accessory off-street parking; and any accessory uses.
6. Identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Temporary signs such as construction and marketing signs shall be permitted subject to review and approval of the Department of Planning and Development.
7. Off-street parking shall be provided in compliance with this Planned Development subject to the review of the Department of Transportation and the approval of the Department of Planning and Development.
8. Any service drive or other ingress or egress shall be adequately designed and paved, in accordance with the regulations of the

12/11/96

REPORTS OF COMMITTEES

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Society ("I.E.S."). Copies of these standards may be obtained from the Department of Planning and Development.

[Existing Land-Use Map; Planned Development Boundary and Property Line Map; Existing Zoning Map; Site Plan; Landscape Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 36587 through 36592 of this Journal.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Residential Planned Development Number 537, As Amended.

Plan Of Development Bulk

Regulations And Data Table.

Gross Site Area = Net Site Area + Public Right-of-Way

130,326.5 square feet = 125,824.6 square feet + 4,501.9 square feet
(2.99 acres) (2.88 acres) (0.11 acres)

Maximum Permitted Floor Area
Ratio:

0.95.

Maximum Number of
Dwelling Units:

59.

Maximum Building Height:

39.5 feet to peak of roof.

Minimum Setbacks From Property
Line For Each Individual Lot:

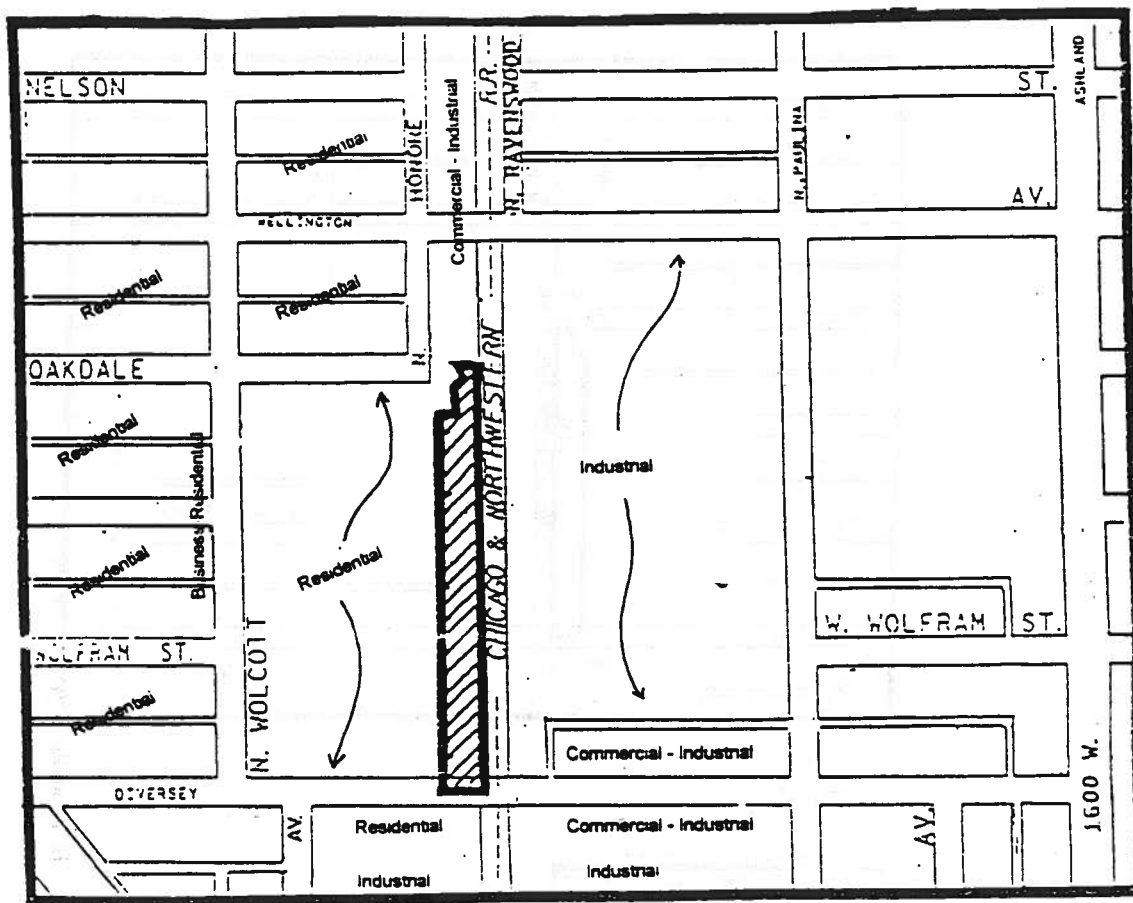
Front Yard -- 6 feet.

Side Yard -- 3 feet each.

Rear Yard -- 9.5 feet
(along east side of property).

Rear Yard -- 9.2 feet
(along west side of property).

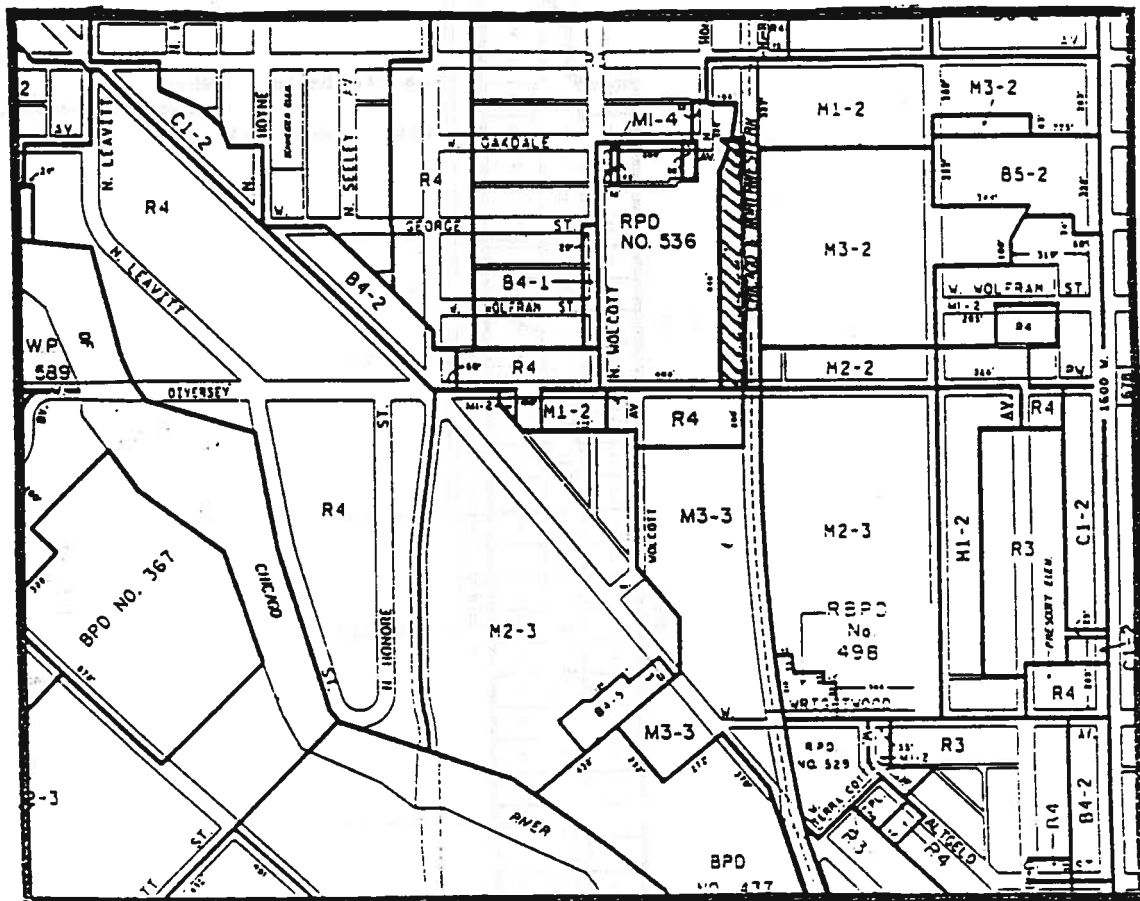
Existing Land-Use Map.




Planned Development Boundary

Residential -- Single Family, Accessory
Parking and Accessory Uses

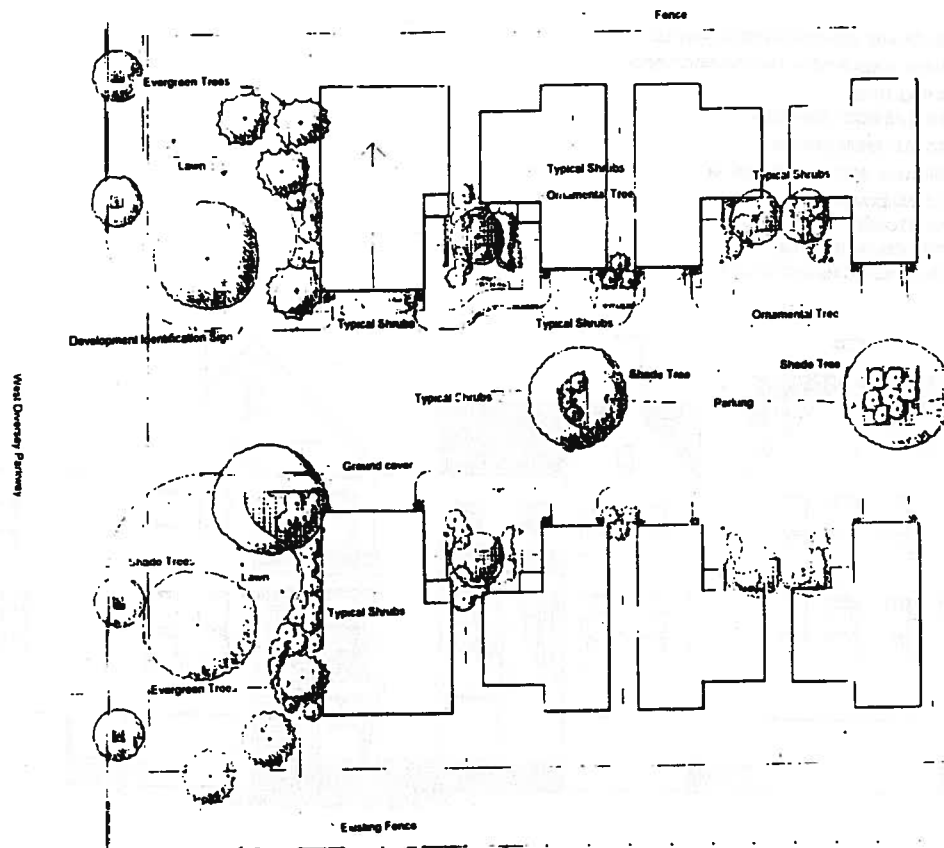
Existing Zoning Map.



 Residential Planned Development # 537, as Amended

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Landscape Plan.



PICARDY ON DIVERSEY

Residential Planned Development # 537, as Amended

Typical Shade Trees: Ash or Maple or Linden
 Typical Evergreen Trees: Spruce or Pine
 Typical Ornamental Tree: Euonymus or Various Flowering
 Typical Shrub: Japanese Vase Shrub or Boxwood
 Typical Lawn: 100% Grass or 10% Grass and 90% Mulch



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Valerie B. Jarrett
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4471 (Voice)
(312) 744-2578 (TDD)
(312) 744-6550 (FAX)

February 17, 1994

Mr. John T. McLinden
Centrum Realty Services, Inc.
566 W. Adams St.
Chicago, IL 60661

Re: Planned Development No. 537 - 1774 W. Diversey Parkway

Dear Mr. McLinden:


Please be advised that your request for a minor change to Residential Planned Development No. 537 has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and is hereby approved.

Specifically, you requested that maximum building height for the Planned Development be increased from 35' to the peak of the roof, which is published in the bulk table of the Ordinance, to 39 1/2' to the peak of the roof, which reflects the actual height of the single family house elevations which were presented to the Plan Commission and published in the Ordinance.

With regard to your request, the Department of Planning and Development has determined that this increase in height would constitute a minor change pursuant to section 11.11-3 (c) of the Chicago Zoning Ordinance. The proposed building elevations, site plans and setbacks will remain in substantial conformance with those approved in the Planned Development Ordinance passed by City Council on September 15, 1993 and the Administrative Relief granted on January 7, 1994.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Planned Development No. 537, I hereby approve the foregoing minor change, but no other changes to Planned Development No. 537.

Sincerely,


Valerie B. Jarrett
Commissioner

cc: Christine Slattery
Philip Levin
Will Tippens
Mary Edwards





City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Valerie B. Jarrett
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4471 (Voice)
(312) 744-2578 (TDD)
(312) 744-6550 (FAX)

January 7, 1994

Mr. John T. McLinden
Centrum Realty Services
Incorporated
566 West Adams Street
Chicago, Illinois 60661

Re: Request for a minor change to
Planned Development No. 537-1774
West Diversey Parkway

Dear Mr. McLinden:

The Department of Planning and Development has considered your request for a minor change to Planned Development No. 537 and hereby approves your request pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance.

Specifically, you requested that rear yard setbacks be slightly reduced from a minimum of 10 feet to a minimum of 9.5 feet for single-family lots along the east side of the property (31 total lots) and 9.92 feet for the lots along the west side of the property (28 total lots).


These setback reductions are a result of proposed modifications to the proposed north/south divided roadway serving all of the lots. The Department of Transportation has concurred with the need to increase the width of each portion of the roadway from 12 feet to 14.6 feet in order to accommodate access to the individual driveways. Additional width for the roadway would be available from the center parking area which would be reduced from 11 feet to 8 feet. The Department of Transportation has also stated that the curb along this roadway should be a barrier curb, not a mountable curb as you recently proposed. The sidewalk width (3 1/2 feet) and the front yard building setback width (2 1/2 feet) would not be changed as a result of this request.

With regard to your request, the Department of Planning and Development has determined that this revision to the Planned Development would allow for improved vehicular circulation and would benefit public health, safety and welfare. Also, this revision would have a minimal impact on the size and character of the rear yards. In addition, the Department has determined that these revisions would comply with each of the provisions of Section 11.11-3(c) of the Chicago Zoning Ordinance pertaining to minor changes to planned developments.



Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Planned Development No. 537, I hereby approve the foregoing minor change, but no other changes to Planned Development No. 537.

Sincerely,



Valerie B. Jarrett
Commissioner

cc: Chris Slattery
Philip Levin
Will Tippens
Mary Edwards

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(Continued from page 38057)

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the R4 General Residence District symbols and indications as shown on Map No. 7-H in the area bounded by:

a line 408.36 feet east of North Wolcott Street; a line from a point 408.36 feet east of North Wolcott Street and 848.77 feet north of West Diversey Parkway to a point 524.29 feet east of North Wolcott Street and 1,030.7 feet north of West Diversey Parkway; a line 524.29 feet east of North Wolcott Street; a line 930.29 feet north of West Diversey Parkway; a line 546.47 feet east of North Wolcott Street; and West Diversey Parkway,

to those of a Residential Planned Development which is hereby established in the area described above, subject to such use and bulk regulations as are set forth in the Plan of Development attached hereto and made a part hereof and to no others.

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication

Plan of Development attached to this ordinance reads as follows:

1774 W. Diversey
Residential Planned Development. NO. 537

Plan Of Development Statements.

1. The area delineated herein as a Residential Planned Development ("Planned Development") consists of approximately 126,054.6 square feet (2.89 acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by LaSalle National Bank as Trustee under Trust Number 111367 ("Applicant").
2. All applicable official reviews, approvals or permits required in connection with this Planned Development shall be obtained by the Applicant, or its successors, assignees or grantees.

3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders. All rights granted hereunder to the Applicant shall insure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal title holder. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the property.

Nothing herein shall be construed to mean that any individual owner of the Property or any portion thereof is relieved of obligations imposed hereunder or rights granted herein or is not subject to City action pursuant to this Planned Development. In addition, nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interests or obligations herein. Upon any alienation, sale or any other transfer of all or any portion of the Property or the rights therein, except any assignment or transfer of rights pursuant to a mortgage or otherwise as collateral for any indebtedness, and solely with respect to the portion of the Property so transferred, the term applicant shall be deemed amended to apply to the legal title holder thereof (and its beneficiaries if such title is held in a land trust) and the seller or transferor thereof (and its beneficiaries if title is held in a land trust) shall thereafter be released for any and all obligations of liability hereunder.

4. This Plan of Development consists of sixteen (16) statements; an Existing Land Use Map; a Property Line and Right-of-Way Adjustment Map; an Existing Zoning Map; a Generalized Land Use Map; a Table of Use and Bulk Regulations and Data; a Site Plan; a Landscape Plan; and Conceptual Building Elevations, all prepared by Konstant Architecture Planning; all dated September 9, 1993. Full size sets of the Site Plan, Landscape Plan and Conceptual Building Elevations are on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated herein and these and no other controls shall apply. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.

5. The permitted uses in the Planned Development are single-family residences; accessory off-street parking; and any accessory uses.
6. Identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Temporary signs such as construction and marketing signs shall be permitted subject to review and approval of the Commissioner of Planning and Development.
7. Any dedication or vacation of streets, alleys or easements or any adjustment of right-of-way shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees.
8. Off-street parking shall be provided in compliance with this Planned Development subject to the review of the Department of Transportation and the approval of the Department of Planning and Development.
9. Any service drive or other ingress or egress shall be adequately designed and paved, in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation Bureau of Traffic Engineering and Operations and of the Commissioner of the Department of Planning and Development.
10. In addition to the maximum heights of buildings prescribed in this Planned Development, the height of the improvements and any appurtenance attached thereto also shall be subject to:
 - (1) Height limitations as certified and approved by the Federal Aviation Administration; and
 - (2) Airport zoning regulations as established by the Department of Planning, Department of Aviation and Department of Law and approved by the City Council.
11. For purposes of maximum floor area ratio (F.A.R.) calculations, the definitions of the Chicago Zoning Ordinance shall apply.
12. This Planned Development shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Development"

Amendments" as promulgated by the Commissioner of the Department of Planning and in effect on the date hereof.

13. The improvements on the Property, including the on-site exterior landscaping and all entrances and exits to and from the parking areas, shall be designed and constructed in general conformance with the Site Plan, Landscape Plan and Conceptual Elevations. In addition, parkway trees depicted on the Landscape Plan shall be installed and maintained in accordance with the parkway tree planting provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.

In the event that within six months from the effective date of this Planned Development, the Applicant has been unable to obtain any and all legal rights necessary to provide the north end access to the Development as per the attached Site Plan, the Applicant shall develop the site as per the alternate north end access plan as indicated on the attached Site Plan.

14. The terms, conditions, and exhibits of this Planned Development may be modified administratively by the Commissioner of the Department of Planning and Development upon the request of the Applicant and after a determination by the Commissioner that such a modification is minor, appropriate and consistent with the nature of the development of the Property contemplated herein. Any such modification shall be deemed a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance. Notwithstanding the provisions of subclauses (4) and (5) of Section 11.11-3(c) of the Chicago Zoning Ordinance, such minor changes may include a reduction in the minimum required distance between structures, a reduction in periphery setbacks or an increase of the maximum percent of land covered.
15. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use its best and reasonable efforts to design, construct and maintain all new buildings to be located within this Planned Development in an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigerating and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S."). Copies of these standards may be obtained from the Department of Planning and Development.
16. Unless substantial construction has commenced within eight (8) years following adoption of this Planned Development, and unless completion thereof is diligently pursued, then this Planned Development shall expire, provided, however, that if the City

Council amends the Chicago Zoning Ordinance to provide for a shorter expiration period which is applicable to all planned developments, then this Planned Development shall expire upon the expiration of such shorter time period as provided by said amendatory ordinance (the first day of which as applied to this Planned Development shall be the effective date of the amendatory ordinance). If this Planned Development expires under the provisions of this section, then the zoning of the Property shall automatically revert to the previously existing R4 General Residence District.

[Existing Land Use Map, Property Line and Right-of-Way Adjustment Map, Existing Zoning Map, Generalized Land Use Map, Site Plan and Alternate North End Access Plan, Landscape Plan and Conceptual Building Elevations attached to this Plan of Development printed on pages 38077 through 38083 of this Journal.]

Table of Use and Bulk Regulations and Data attached to this Plan of Development reads as follows:

Residential Planned Development.

Plan Of Development

Use And Bulk Regulations And Data.

General Description of Land Use:

See Statement Number 5.

Maximum Permitted F.A.R.:

1.1.

Gross Site Area = Net Site Area + Public Right-of-Way:

130,556.5 square feet (3.0 acres) = 126,054.6 square feet (2.89) acres + 4,501.9 square feet (0.11 acres).

Maximum Number of Dwelling Units:

59.

Maximum Building Height:

35 feet to peak of roof.

Minimum Setbacks from Property Line:

For each individual lot: Front Yard -- 6 feet.

Side Yards -- 3 feet each.

Rear Yard -- 10 feet.

Maximum Percentage of Site Coverage:

57 percent of any individual lot within the development.

Minimum Number of Off-Street Parking Spaces:

83 spaces -- made up of a minimum of 59 enclosed spaces, with a minimum of one enclosed space on every individual lot within the development, and a minimum of 24 spaces located along the private street.

Minimum Number of Off-Street Loading Berths:

No loading berths are required.

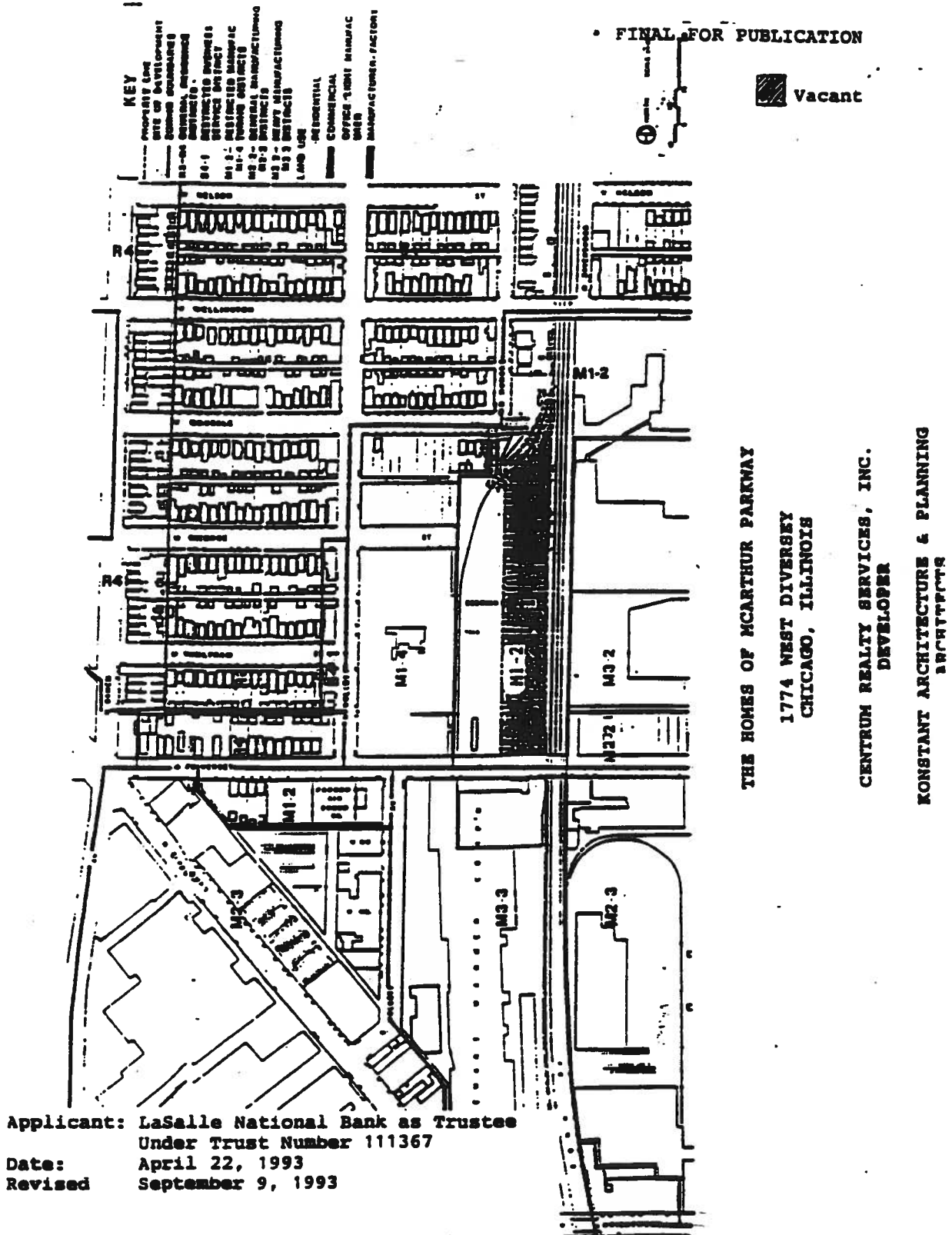
Reclassification Of Area Shown On Map Number 9-G.

Be It Ordained by the City Council of the City of Chicago:

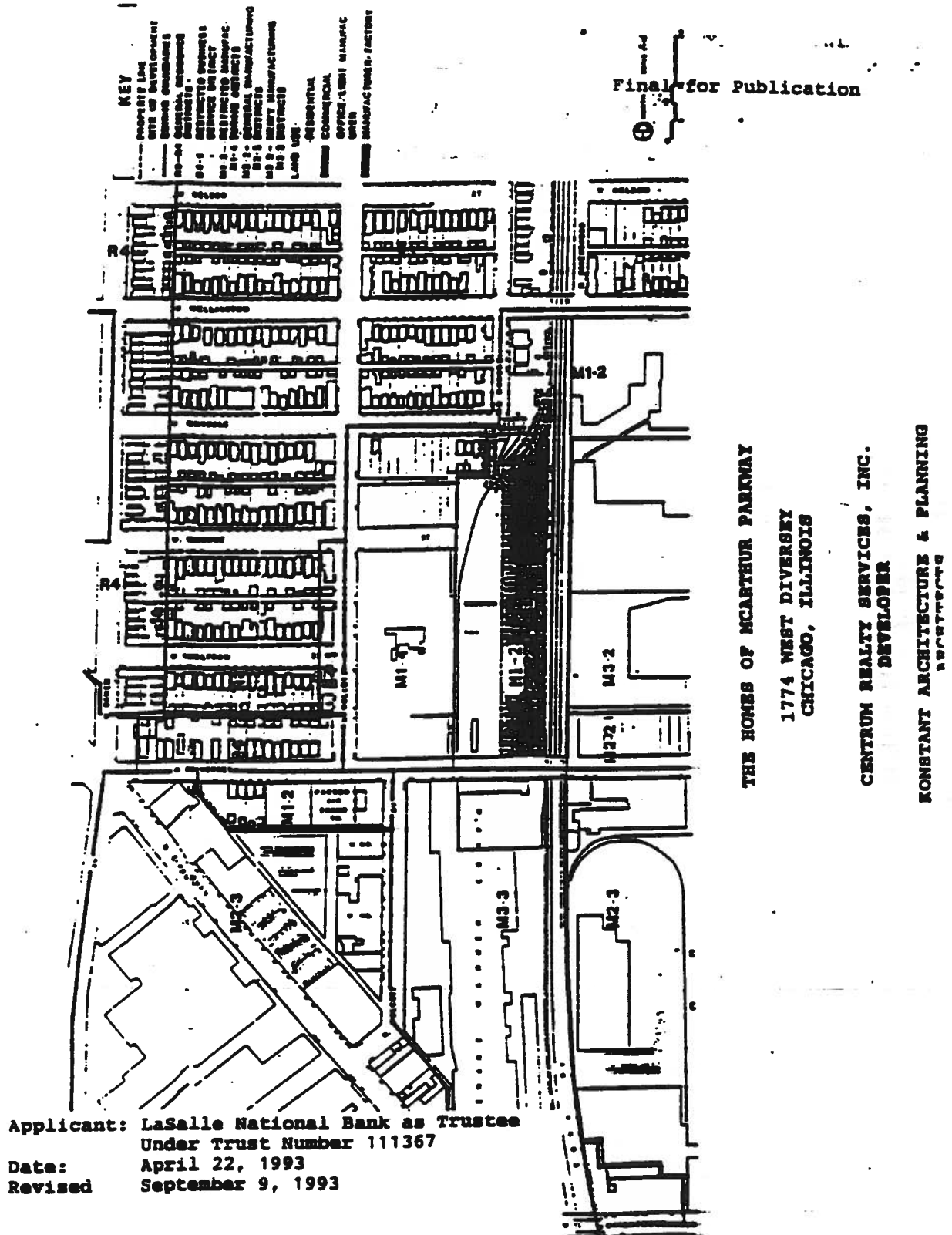
SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R4 General Residence District symbols and indications as shown on Map No. 9-G in the area bounded by:

(Continued on page 38084)

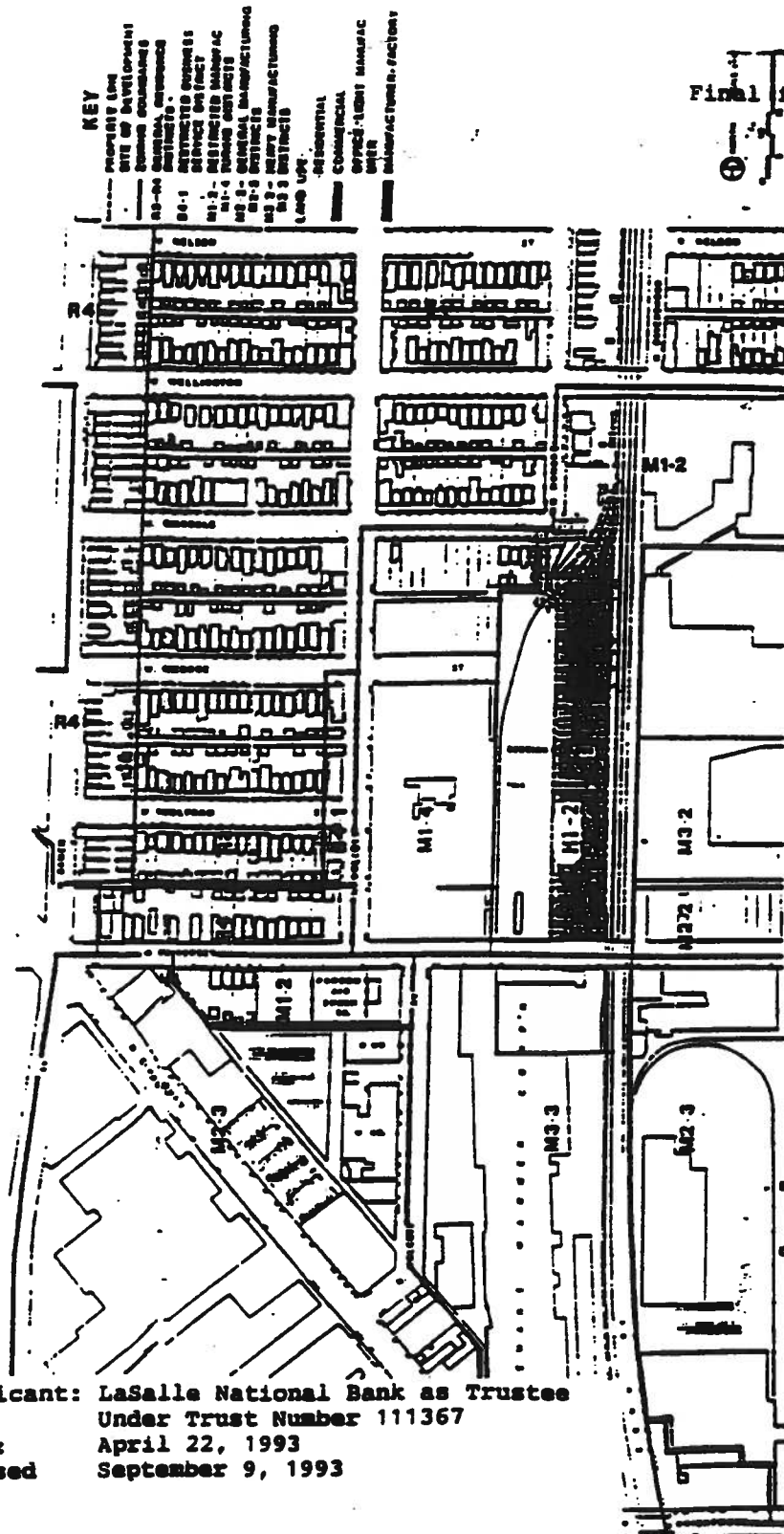
Existing Land Use Map.



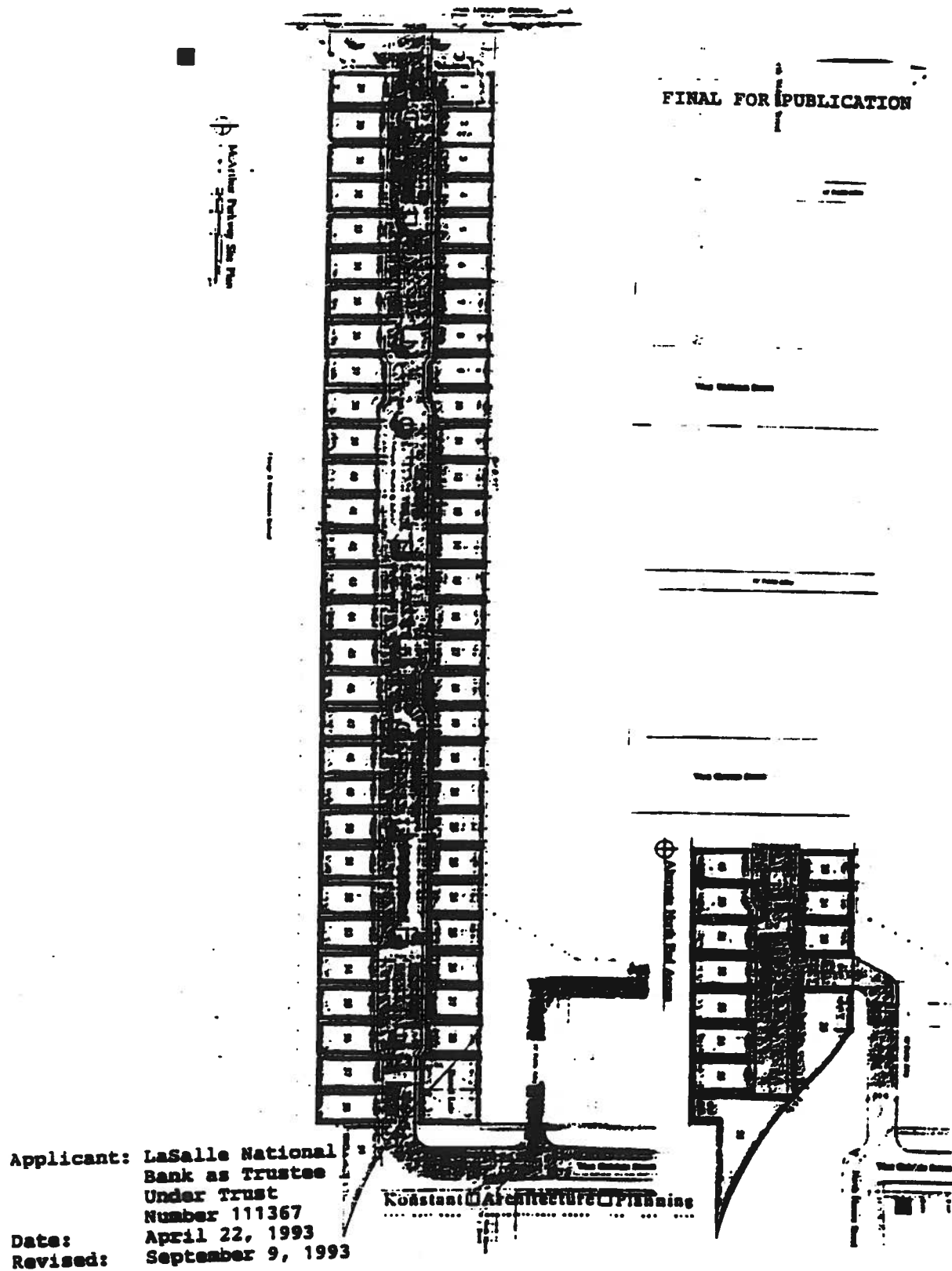
Existing Zoning Map.



Generalized Land Use Map.

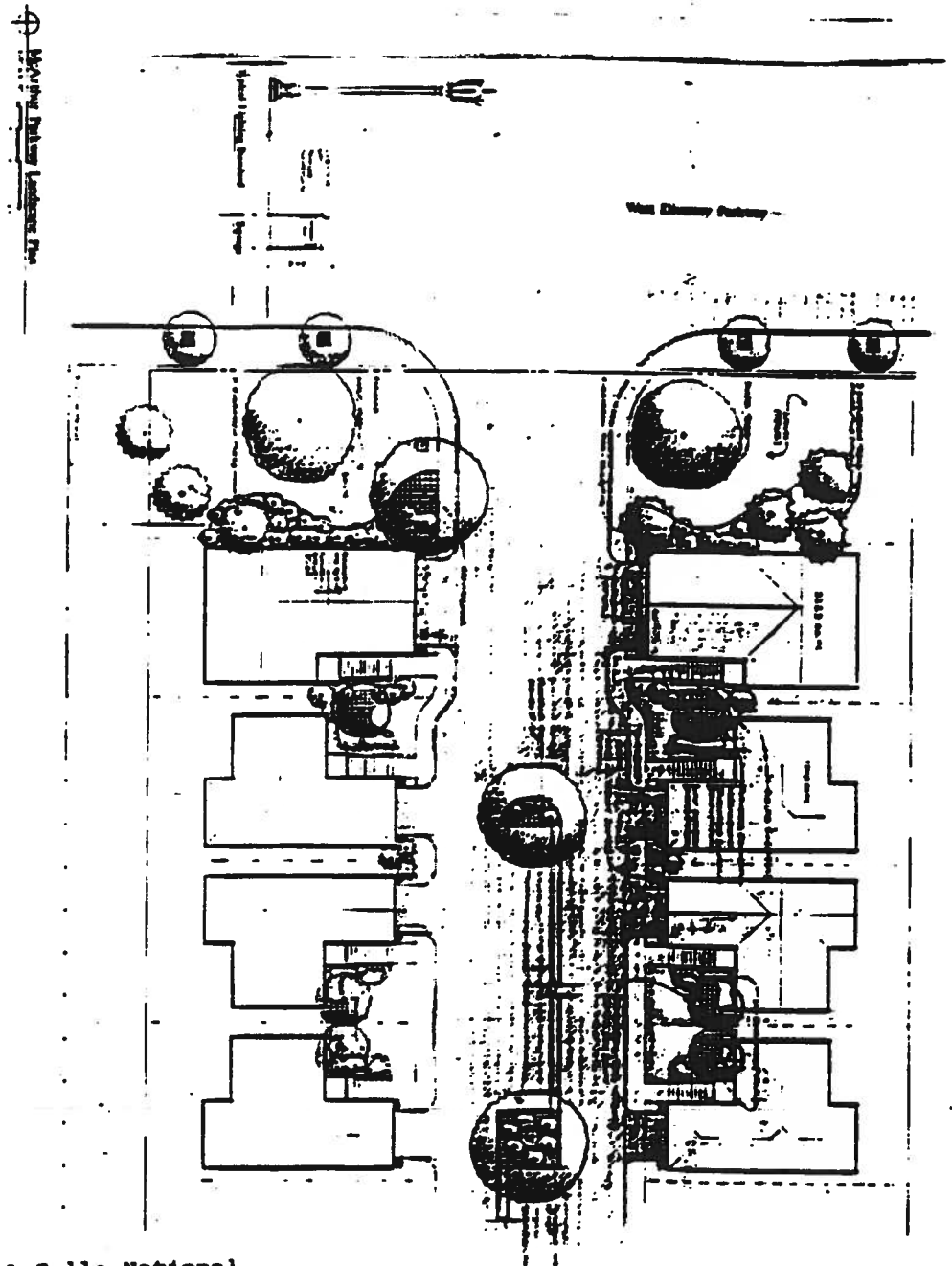


Site Plan And Alternate North End Access Plan.



Landscape Plan.

. FINAL FOR PUBLICATION

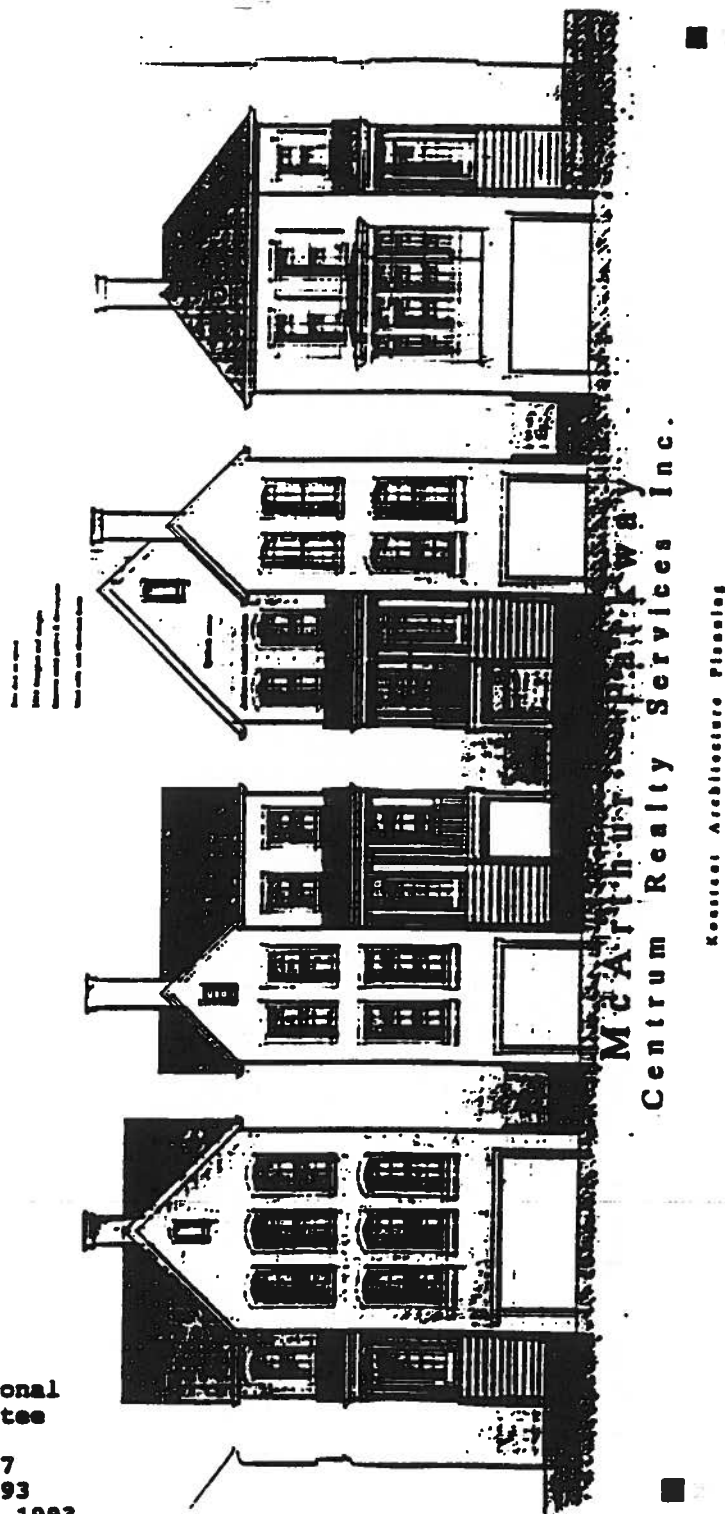


Applicant: LaSalle National
Bank as Trustee
Under Trust
Number 111367
Date: April 22, 1993
Revised: September 9, 1993

Konstant ☐ Architecture ☐ Planning

Conceptual Building Elevations.

FINAL FOR PUBLICATION



Applicant: LaSalle National
Bank as Trustee
Under Trust
Number 111367
Date: April 22, 1993
Revised: September 9, 1993